

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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HANS LARSEN
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Date: November 19, 2014

To: Sara Preston, Chair
Planning Board

From: Barbara Searle, Chair
Board of Selectmen

RE: **22 Pleasant Street, PSI-14-01**

At their meeting on November 10, 2014, the Board of Selectmen, excluding Mr. Murphy who recused himself from the review as he is a direct abutter, voted unanimously (4-0) to approve the Transportation Study prepared by TEC dated September 9, 2014, including the September 18, 2014 and November 10, 2014 updates, as being professionally prepared and having sufficient evidence that the traffic conditions resulting from the proposed 6 unit condominium project (PSI-14-01) will meet the Town's Project of Significant Impact standards as outlined below:

- The project will not meet the PSI threshold for a Roadway Impacted by Development. The estimated traffic impacts of the proposed development fail to meet the definition of a Roadway Impact by Development Traffic as specified in the Zoning Bylaw as the project will not generate 20 or more vehicles related to the project in a single direction during any single hour; nor will a signalized intersection be increased in ADT or Peak Hour trips by 5%; nor will any unsignalized intersections have 50 or more vehicle trips from the project during the peak hour, nor have any deficiencies been identified in the road surface, and the Town Engineer has not determined any of the roadway segments in question to pose safety problems.
- An adequate Stopping Sight Distance has been found north of the site drive. South of the site drive, the increase in grade has reduced some visibility. The following are recommended to enhance the sight lines:

- A Stop Sign is recommended at the site drive to ensure vehicles stop before entering onto Pleasant Street.
 - S-Shaped warning sign to be added to the top of the 20 mph advisory speed sign.
 - 20mph advisory speed sign shall be mounted below the existing “Blind Drive” sign located on the east side of Pleasant Street.
- The level of service analysis indicates there will be no degradation in the level of service from the projected design year no-build levels.
 - The parking needs for the proposed project will be fully contained on-site based on the parking supply and demand analysis, and therefore the Board finds there are no additional circumstances requiring further action or mitigation.
 - Sidewalks exist on both sides of Pleasant Street. The following pedestrian improvements are recommended:
 - A sidewalk connection for pedestrian access from the site to Pleasant Street should be provided.
 - ADA Ramps should be provided at the site driveway curb cut for Pleasant Street.
 - Crosswalk markings and a stop bar should be provided at the driveway of the site.

The Selectmen have solicited the Chief of Police’s recommendation and he agrees the project will have no impact on traffic and pedestrian safety, and he will submit his findings under separate cover.

With regard to the on-site design, the Board recommends the Zoning Board of Appeals consider requiring modification to the driveway width from 18 feet to 20 feet to ensure two-way traffic flow is safely accommodated. The Board recommends that the proposed at grade sidewalk adjacent to the driveway be modified to have a vertical separation (curbing) from the driveway to provide for safe pedestrian travel from the site to Pleasant Street.

Attachments: November 6, 2014 Beta Traffic Peer Review
November 10, 2014 TEC Response